



April Records Spike in Vacancies

SQM Research Vacancy Rates and Asking Rents Media Release

Tuesday 17th May 2016

For Immediate Release

Figures released by SQM Research this week have revealed that the number of national residential vacancies has risen during April, recording a vacancy rate of 2.5%, and 75,749 vacancies. Year-on-year results demonstrate that national vacancies appear to be slightly above the common seasonal trends expected at this time of year.

City	April 2015 Vacancies	Vacancy Rate (%)	March 2016 Vacancies	Vacancy Rate (%)	April 2016 Vacancies	Vacancy Rate (%)
Adelaide	2,812	1.7%	3,115	1.9%	3,347	2.0%
Perth	5,939	3.0%	8,224	4.1%	9,275	4.6%
Melbourne	10,262	2.2%	9,173	1.9%	9,778	2.1%
Brisbane	7,160	2.3%	8,254	2.6%	9,110	2.8%
Canberra	1,024	1.9%	627	1.1%	784	1.4%
Sydney	10,484	1.8%	9,424	1.6%	10,394	1.7%
Darwin	976	3.5%	1,020	3.6%	975	3.4%
Hobart	383	1.4%	236	0.9%	240	0.9%
National	69,295	2.3%	70,493	2.3%	75,749	2.5%

Perth recorded the largest monthly rise, with vacancies increasing by 0.5 percentage points during the month of April. Canberra also experienced a reasonable monthly rise, with percentage points up 0.3%. In contrast, vacancies remained the same in Hobart over the month of April, with a tight rate of just 0.9% based on just 240 vacancies.

Perth continues to record an alarming number of vacancies, particularly when one considers the amount recorded this time last year (April 2015), with vacancies climbing a total 1.1%.

Asking rents

Notably, according to SQM Research, Darwin has recorded ongoing falls in asking rents of 8.4% for houses and 12.5% for units over the past 12 months. Yearly falls have also been recorded in Perth, with asking rents down 8.4% for houses and a



considerable 9.3% for units. Hobart continues to record the most affordable rental accommodation with rents for houses at just \$350 a week, while Adelaide recorded the most affordable unit rent, averaging \$285 a week.

Managing Director of SQM Research, Louis Christopher, said “The vacancy rate for Perth is now at a record high based on our series. It is suggestive that the housing downturn in Perth has yet to bottom out and that rents, which are already well down from their peaks in 2012, still have further to fall. ”

SQM Research Weekly Rents Index					
Week ending 12 May 2016		Rent	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	526.0	4.0 ▲	-2.1% ▼	8.7% ▲
	All Units	400.4	-0.4 ▼	1.3% ▲	4.6% ▲
Sydney	All Houses	721.9	1.1 ▲	0.2% ▲	4.8% ▲
	All Units	504.8	0.2 ▲	0.5% ▲	5.0% ▲
Darwin	All Houses	566.2	0.8 ▲	0.9% ▲	-8.4% ▼
	All Units	434.0	-4.0 ▼	-3.3% ▼	-12.5% ▼
Brisbane	All Houses	449.0	1.0 ▲	0.5% ▲	-0.3% ▼
	All Units	372.1	-0.1 ▼	0.0% ▲	1.3% ▲
Adelaide	All Houses	370.1	0.9 ▲	0.0% ▲	0.8% ▲
	All Units	285.1	-0.1 ▼	-0.3% ▼	0.4% ▲
Hobart	All Houses	350.0	3.0 ▲	1.3% ▲	7.6% ▲
	All Units	291.0	1.0 ▲	5.1% ▲	4.7% ▲
Melbourne	All Houses	482.7	3.3 ▲	0.8% ▲	1.6% ▲
	All Units	377.8	0.2 ▲	0.7% ▲	4.1% ▲
Perth	All Houses	463.0	-2.0 ▼	-0.6% ▼	-8.4% ▼
	All Units	371.3	-0.3 ▼	-0.6% ▼	-9.3% ▼
National	All Houses	420.0	1.0 ▲	0.0%	2.7% ▲
	All Units	339.0	0.0	0.6% ▲	0.0%
Cap City Average	All Houses	545.0	3.0 ▲	0.4% ▲	1.7% ▲
	All Units	430.0	-1.0 ▼	0.2% ▲	2.9% ▲

Source: www.sqmresearch.com.au

SQM’s calculations of vacancies are based on online rental listings that have been advertised for three weeks or more compared to the total number of established rental properties. SQM considers this to be a superior methodology compared to using a potentially incomplete sample of agency surveys or merely relying on raw online listings advertised. Please go to our [methodology page](#) below for more information on how SQM’s vacancies are compiled.



Key Points

- Nationally, vacancies climbed during April 2016, recording a rate of 2.5%, based on 75,749 vacancies.
- Perth recorded the highest vacancy rate in April 2016 of 4.6% based on 9275 vacancies.
- Year-on-year, vacancy rates decreased in most capital cities, excluding Adelaide, Perth and Brisbane where vacancies rose.
- Hobart recorded the lowest vacancy rate during April 2016 - 0.9% based on 240 vacancies.
- Over the past 12 months, Darwin asking rents have experienced excessive yearly falls with houses down 8.4% and a 12.5% decrease for units.

www.sqmresearch.com.au

About SQM Research

SQM Research is an independent property research house which specialises in providing accurate property related research and data to financial institutions, property professional, real estate investors and the media. It is owned and operated by one of the country's leading property analysts, Louis Christopher.

For six years Louis was Head of Research and then General Manager of Australian Property Monitors before leaving the firm to launch SQM Research.

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